



City of  
**Kelowna**

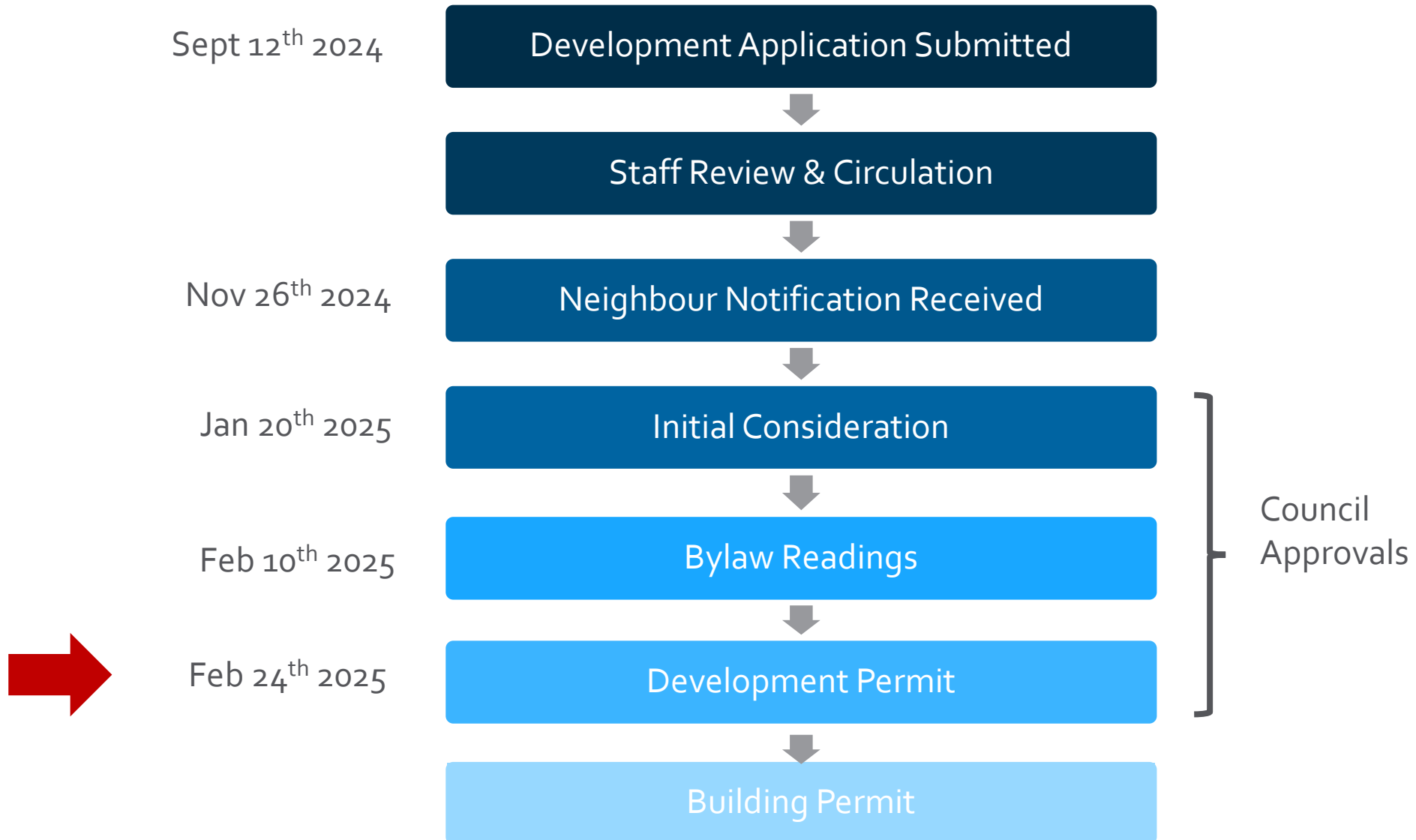
# DP24-0165 212 Valley Road N

Development Permit Application

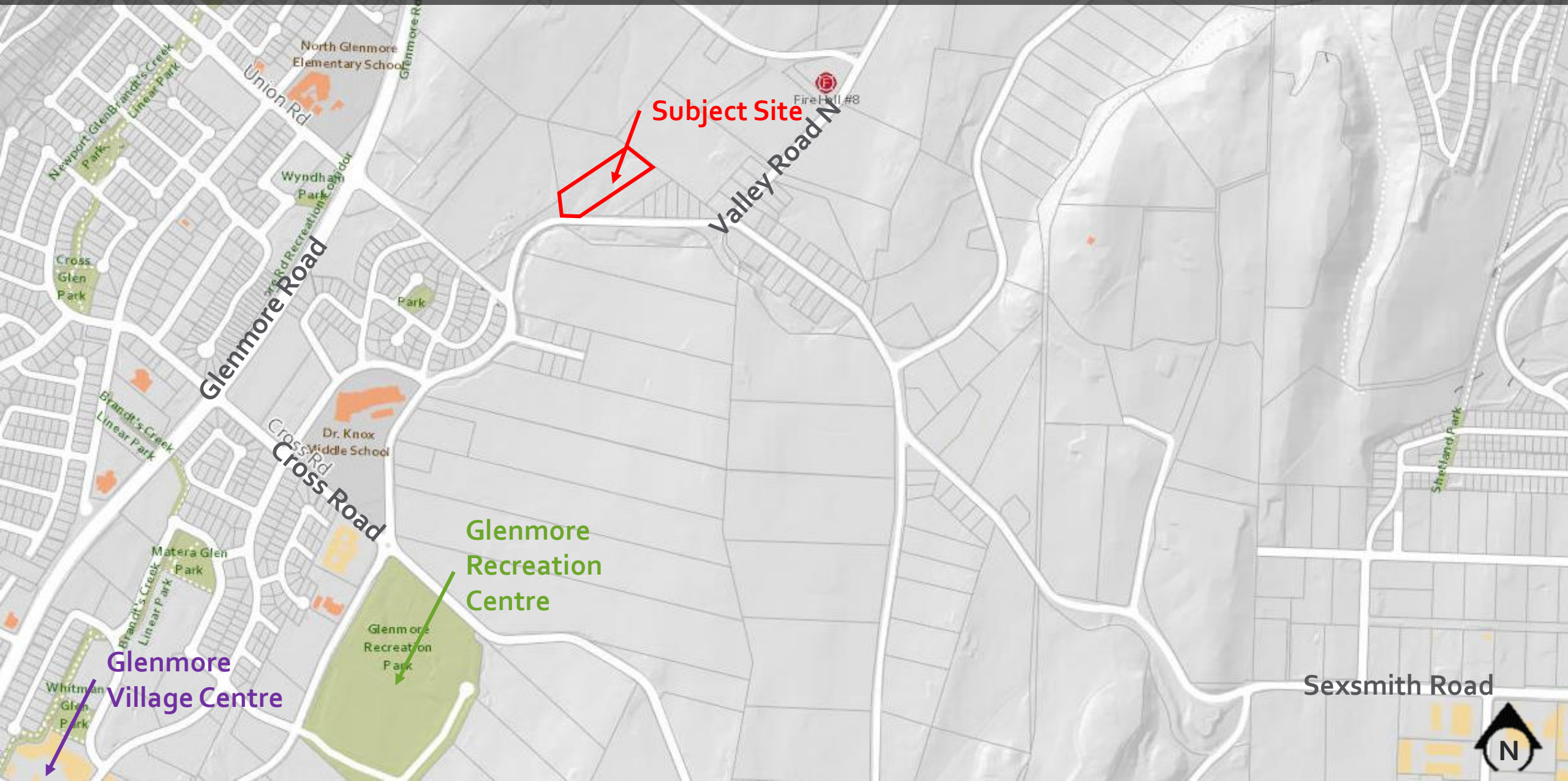
# Purpose

- ▶ To issue a Development Permit for the form and character of a Youth Treatment Centre.

# Development Process



# Context Map



**Subject Site**

Fire Hall #8

Valley Road N

Glenmore Road

Cross Rd

Union Rd

**Glenmore Village Centre**

**Glenmore Recreation Centre**

Sexsmith Road



# Subject Site



2048

202

222

242

252

262

272

282

292

302

410

340

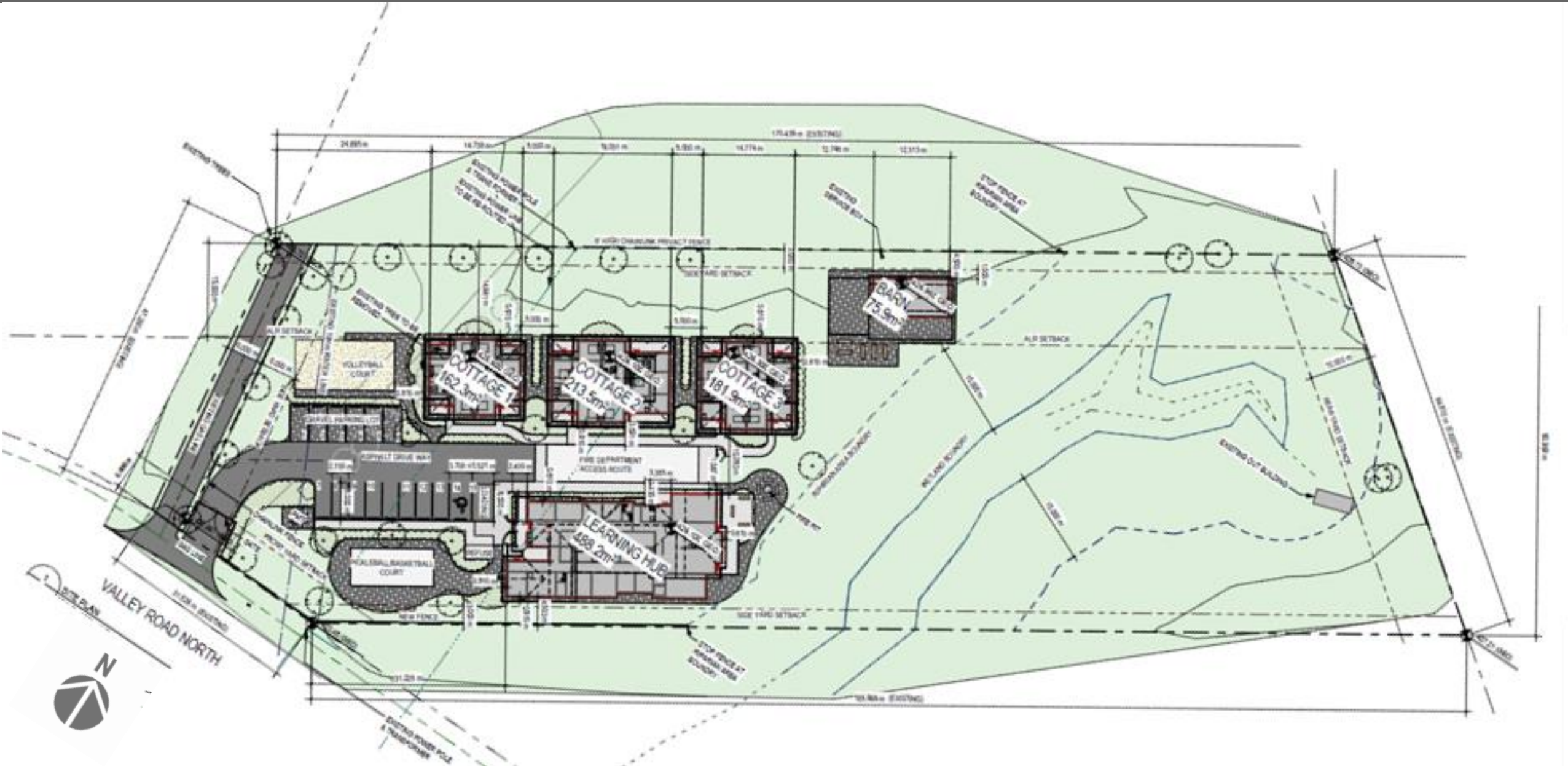
VALLEY RD N

255

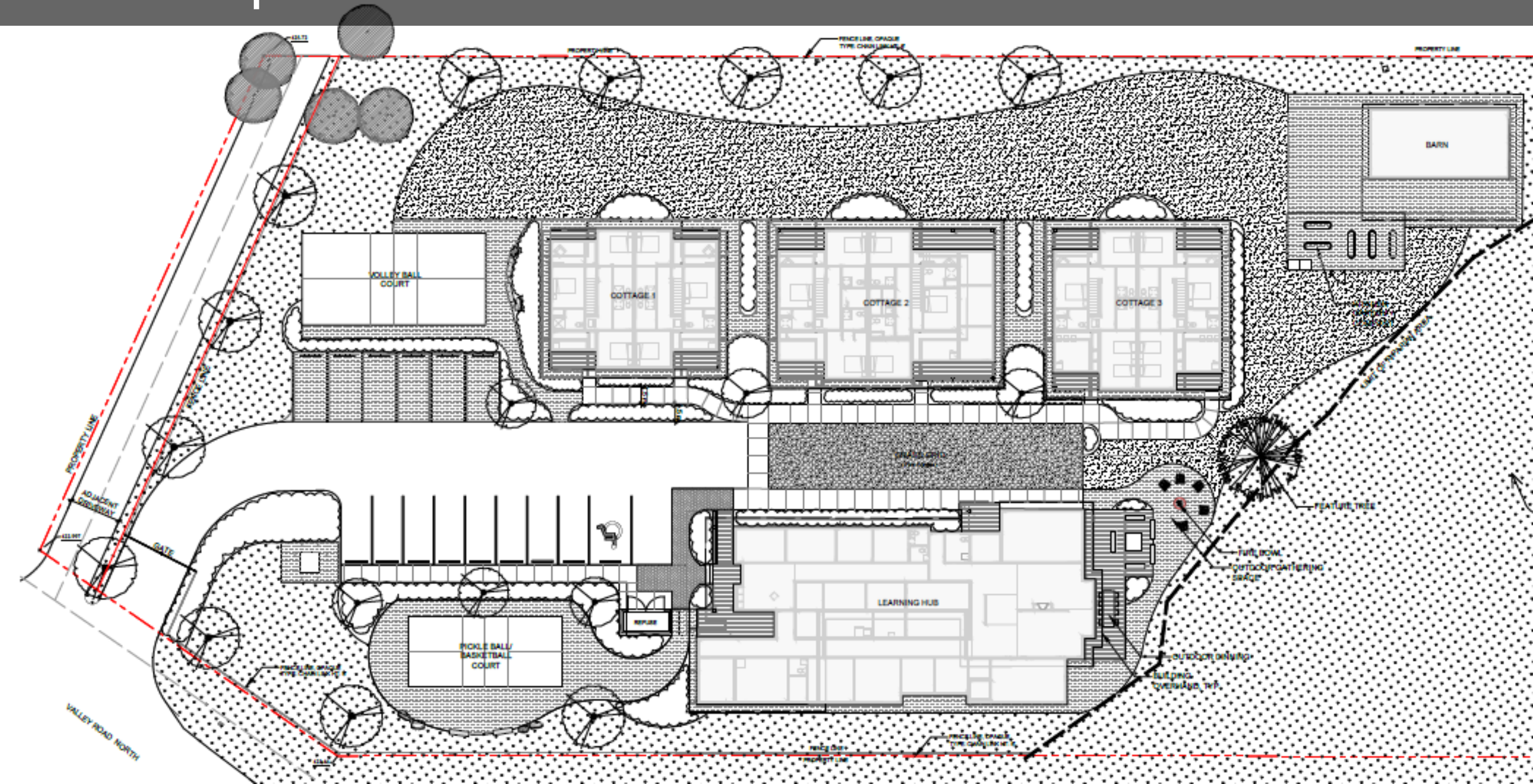
# Technical Details

- ▶ Five buildings in total: three 'cottages', a centre learning hub and a barn building
- ▶ One and two storeys in height with a scale consistent with the size of other buildings in this semi-rural setting
- ▶ Residential style cladding and roofing to blend in with the existing neighbourhood

# Site Plan

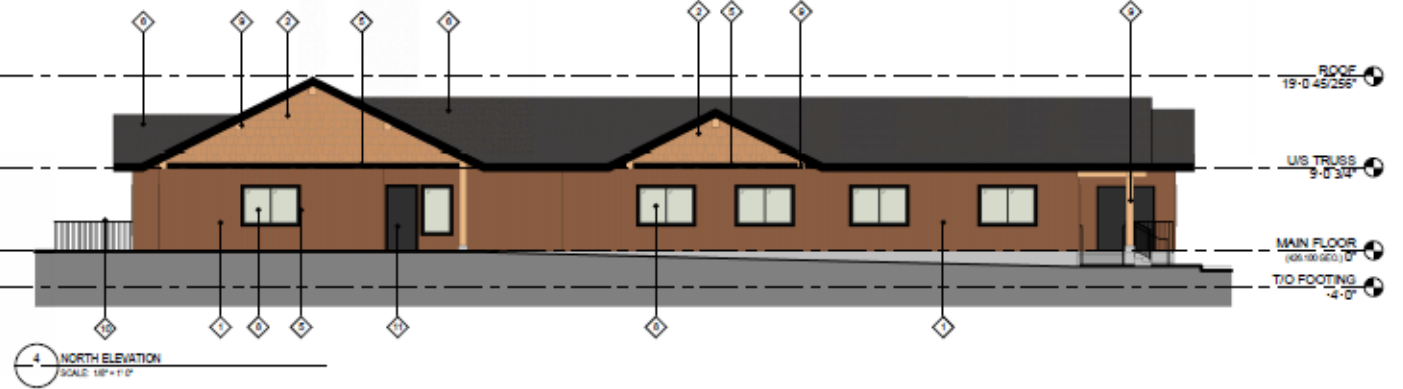
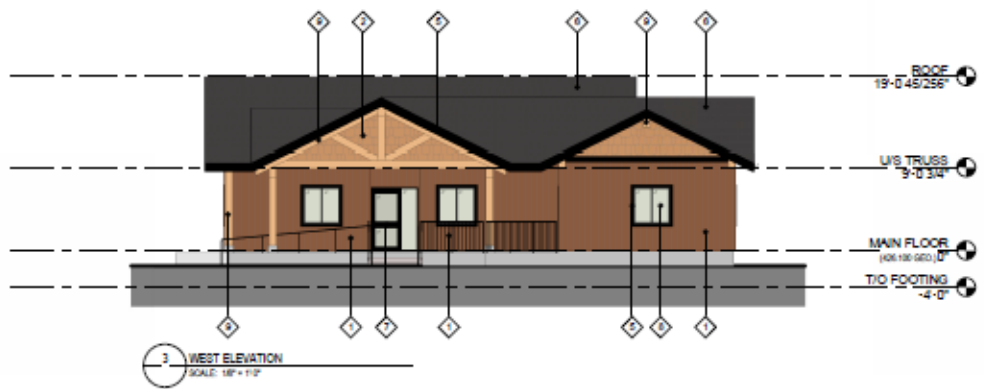
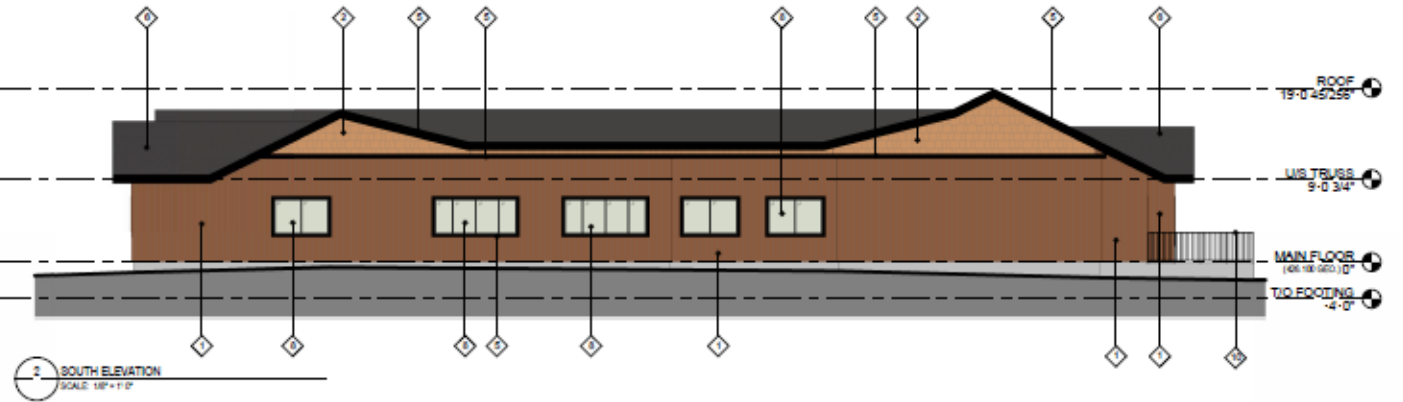


# Landscape Plan

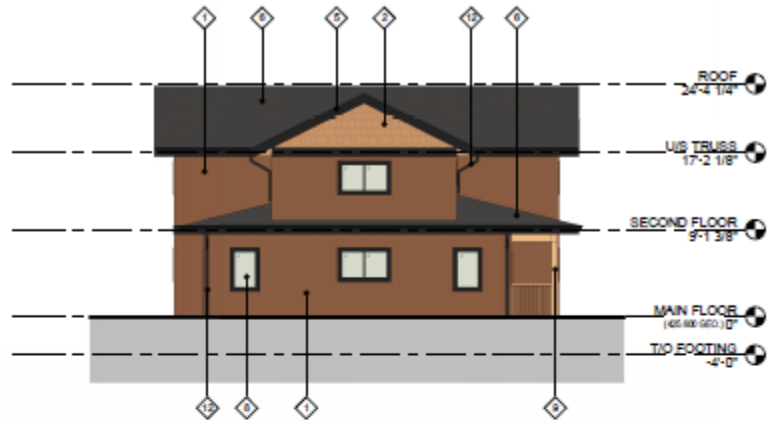




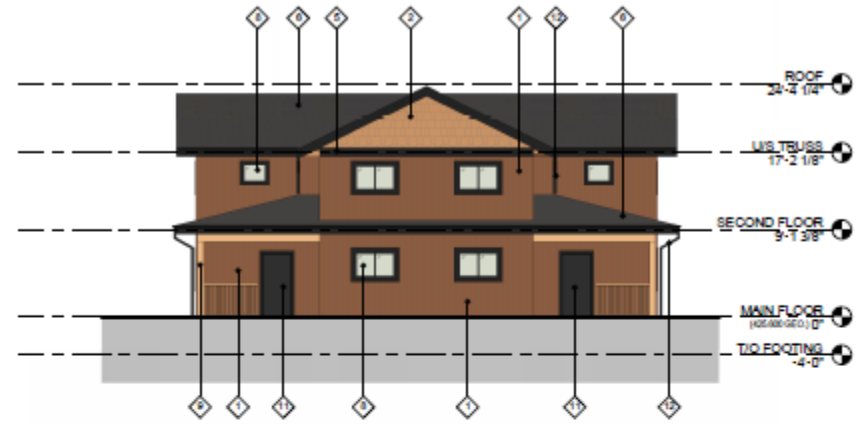
# Elevations (Learning Hub)



# Elevations (Cottages)



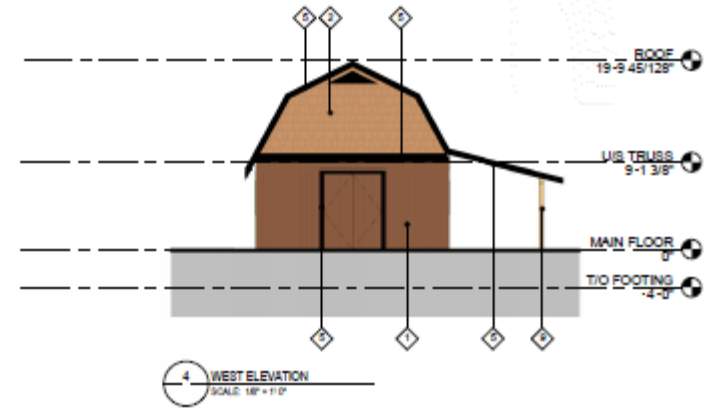
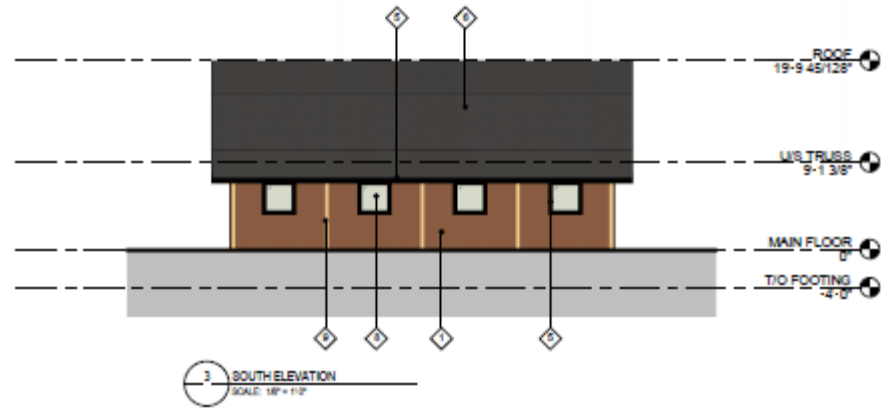
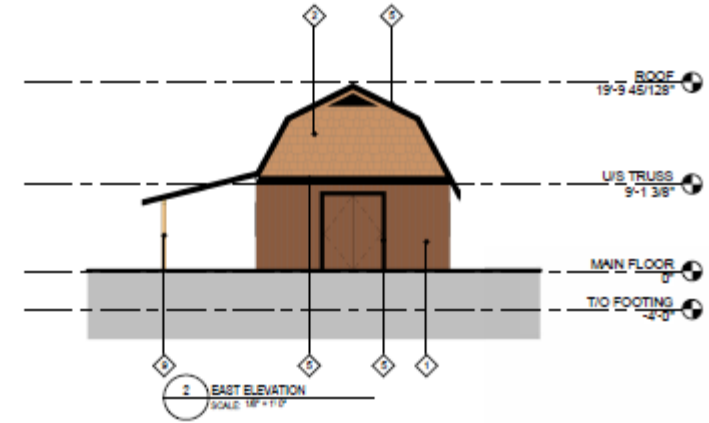
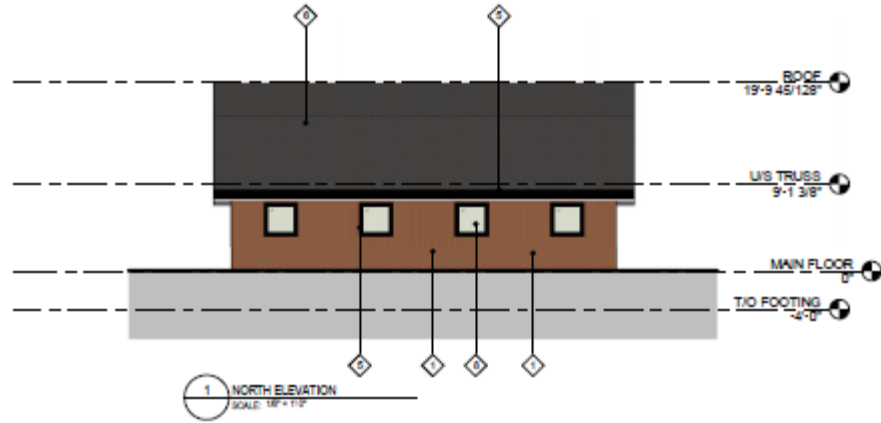
1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



# Elevations (Barn)



# Renderings



# OCP Design Guidelines

- ▶ Design of the buildings responds to DP Guidelines:
  - ▶ Architectural design balances internal function and use while attempting to fit within the character of the surrounding area
  - ▶ Proposed buildings are intentionally sited on the subject property to provide a buffer from adjacent ALR land and environmentally sensitive areas
  - ▶ Landscaping provided throughout the site

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets majority of OCP Design Guidelines